

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** David M. Abramson, Planner III

**SUBJECT:** Conceptual Master Site Plan Application: CMSP 9-2-05 / 05-594 / Saddle Bridge/  
Generally located on the south side of Griffin Road between Southwest 76th  
Avenue and Southwest 78th Avenue

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** CMSP 9-2-05 / 05-594 / Saddle Bridge

### REPORT IN BRIEF:

The subject site is approximately 16.011 acres in size and is located on the south side of Griffin Road between Southwest 76th and 78th Avenue. The subject site consists of an existing commercial building, two (2) single-family residences, landscape nursery, and vacant parcels. To the north of subject site is Griffin Road, to the east is Willow Grove a mixed-use development zoned Griffin Road Corridor, Gateway West – Zone 1, to the south are single-family residences zoned Griffin Road Corridor, Intersection Commercial Node / A-1, Agricultural District, and to the west is a CVS, vacant parcel, a Midas, and a Baers Furniture zoned Griffin Road Corridor, Intersection Commercial Node

### Commercial Buildings:

The petitioner is proposing two (2) two-story commercial buildings, each approximately 20,000 sq. ft. in size and located on the front (north) portion of the subject site facing Griffin Road. These two-story commercial buildings propose retail uses on the first floor and office uses on the second floor.

### Residential Units:

The petitioner is proposing three (3) different townhome units. The design concept of the all three (3) residential units meets the intent of the Griffin Corridor Florida Vernacular Style. The location of the townhome units are at the back (south) of the subject site. The petitioner is proposing seventy-eight (78) townhome units. Out of the proposed seventy-eight (78) townhomes, twenty-six (26) are two-bedroom units and fifty-two (52) are three-bedroom units. All units are two-stories in height.

Additionally, the petitioner's site design utilizes "Traditional Neighborhood Design" (TND) concepts to provide a pedestrian friendly environment. Pedestrian walkways are provided in front of each townhome unit which also connects to the office building and extends out to the sidewalks along Southwest 76th and 78th Avenue and Griffin Road. Twenty-two (22) foot wide grid patterned designed roads are provided throughout the mixed-use development to accommodate the vehicular traffic within the subject site.

The petitioner's site design consists of decorative pavers at the residential entrance for esthetic and traffic calming purposes. The petitioner proposes on-site 90-degree parking along the main internal drive. There is one (1) mail kiosks for residences to pickup and drop mail off. Almost directly located in the center of the subject site, the petitioner proposes recreation amenities including a pool, cabana, and tot lot.

The petitioner's proposed architectural design theme meets the intent of the Griffin Road Corridor consisting of Florida Vernacular. The two (2) two-story office buildings incorporate Florida traditional architectural features, such as concrete flat tile roof, shutters, light gage metal canopies, outlookers, and front balconies with decorative railings. The scale and mass of the office building is carefully calculated by breaking down the facades, utilizing contrasting building materials in different sections, such as smooth and textured stucco, glass, metal/canvas canopies, and Bahaman shutters. The overhead light gage metal canopies provide pedestrian protection from the sun and rain. And to create a focal point or point of entrance, a clock tower is proposed along the rear (southern) elevation of the buildings where patrons will park their vehicles and enter. The petitioner's townhome units maintain architectural integrity of the subject site by utilizing the same designs and building materials. The front elevations consist of entrance doors and one/two car garage doors that face internal roads, while sliding glass door windows are designed into the rear elevations that face backyards.

The petitioner proposes four (4) access openings onto the subject site. Three (3) openings along the western boundary line off Southwest 78th Avenue. Two (2) of these openings are from internal roads and one (1) is through Southwest 48th Street along the southern boundary line. Additionally, there is an access opening off Griffin Road through a 50' x 124' access easement. After vehicular traffic enters the subject site off Southwest 78th Avenue and Griffin Road, it may maneuver thru two-way drive parking aisles behind the commercial buildings or thru two-way driveway aisles in front of the townhome units.

The Land Development Code requires (323) parking spaces based on square footages of the commercial buildings and the number of bedrooms in the townhomes. The petitioner is providing (402) parking spaces, including handicapped, garage, and driveway spaces.

The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use development is in harmony with the existing Willow Grove development to the east and future developments along the Griffin Road.

#### **PREVIOUS ACTIONS:**

At the October 18, 2006 Town Council meeting, Master Site Plan Application, MSP 9-2-05 Saddle Bridge was deferred to an unspecified Town Council meeting date. **(Motion carried 5-0)**

#### **CONCURRENCES:**

At the September 26, 2006 Site Plan Committee Meeting, Chair Breslau passed the gavel and made a motion, seconded by Mr. Engel, to approve subject to staff comments and the following additional comments: 1) regarding the bridge over the lake, the applicant will provide a detail of the bridge to add to the plans, that four column posts will be added, one in each corner of the bridge with post lighting to add lighting to the bridge, and the detail will include the stone as described at this meeting; 2) add lighting details to the plans as far as lighting fixtures for the community which had not been provided at this meeting; 3) on the office/retail/commercial building, revise the openings and roof design to increase the enclosure of both stairways and add additional Bahamas shutters for closures; 4) on the office/retail/commercial building the decorative roof brackets need to be coordinated in order to be consistent with the rendering; 5) on the residential units, correct the rendering to reflect that the doors on the street side near the garages are to match the plans which show the door in front and not on the side; 6) add a crosswalk between buildings five and eight; 7) on the commercial building, create a "sign band" area for all the retail spaces which will be accomplished by raising the canopy and addressing the scoring designs to provide for that; and 8) the developer would work with staff to come up with a development agreement similar to Willow Grove as to the timing and completion of the commercial structure. **(Motion carried 3-0, Mr. Aucamp and Ms. Aitken were absent)**

At the January 23, 2007 Site Plan Committee Meeting, the Committee wanted to convey the following points to Council:

- Chair Breslau believed that the old plan did a better job of staggering the buildings and it had an undulating lake broken up with a bridge. The new plan has two residential townhouse units sharing parking with commercial use and should be moved to the bottom of the lake and scoot the lake up closer to the office buildings. Chair Breslau also believed that the ground floors of the commercial buildings should be allowed to be retail uses.
- Ms. Aitken recommended the irregular shaped lake and that it be more centered on the site with townhouses around it. She agreed that the commercial segment needed to stay, that roads should be curved and the townhouse clusters could be regrouped instead of the straight grid pattern.
- Vice-Chair Evans' comments:
  1. That the lake along 76th Avenue benefited the road and was not really a benefit for the new residents.
  2. On the new plan, the townhouses at the top should not have parking on the office parking lot.
  3. Townhouses are now on a grid without the lake amenity.
  4. The roads are "grided."
  5. Add retail to the commercial if possible and if there's a requirement for a third level in order to permit retail use, that requirement should be waived.
- Consensus of the Committee was that the previous plan was a better design to work from than the current plan that was being presented with the exception of the three-story units and the parking issues.
- Although the Committee respects the opinions of the adjacent neighbors, five or seven neighbors shouldn't make for a case for throwing out a relatively good plan for a relatively poor plan.
- Mr. Aucamp expressed that if the bridge could be incorporated into the plan somehow, it would be much nicer although it definitely would be a challenge.

Ms. Aitken made a motion, seconded by Mr. Aucamp, that the Committee would like the old site plan back with two-story townhouses and 40,000 square-feet of commercial, and if it could be done without access onto 76th Avenue, they had no objections. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0, Mr. Engel was absent)**

**FISCAL IMPACT:** n/a

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

**Attachment(s):** Planning Report, Site Plan

**Exhibit “A”****Application:** CMSP 9-2-05 / 05-594 / Saddle Bridge**Original Report Date:** 1/17/07**Revision(s):**

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**TOWN OF DAVIE****Development Services Department****Planning & Zoning Division*****Staff Report and Recommendation***

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**Applicant Information****Owner/Petitioner:**

**Name:** Centerline Homes, LLC  
**Address:** 825 Coral Ridge Drive  
**City:** Coral Springs, Florida 33071  
**Phone:** (954) 344-8040

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**Background Information**

**Application Request:** The petitioner requests Conceptual Master Site Plan approval for seventy-eight (78) two-story townhome units and two (2) two-story commercial use buildings approximately 20,000 sq. ft.

**Location:** Generally located on the south side of Griffin Road between Southwest 76<sup>th</sup> Avenue and Southwest 78<sup>th</sup> Avenue.

**Future Land Use Plan Map:** Commercial

**Zoning:** Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”)

**Existing Use(s):** Commercial Business, Two (2) Single Family Residences, Landscape Nursery, and Vacant Parcels

**Parcel Size:** 16.011 Acres (697,479 square feet)

|               | <b><u>Surrounding Use(s):</u></b>                           | <b><u>Surrounding Land Use Plan Map Designation(s):</u></b> |
|---------------|---|---|
| <b>North:</b> | Griffin Road/C-Il Canal (S.F.W.M.D.)                        | Recreation / Open Space                                     |
| <b>South:</b> | Single Family Residences                                    | Residential (3 DU/AC),<br>Residential (10 DU/AC)            |
| <b>East:</b>  | Landscape Nursery and<br>Willow Grove Mixed Use Development | Residential (5 DU/AC),<br>Commercial                        |
| <b>West:</b>  | CVS, Vacant Parcel, Midas, and Baers                        | Commercial  |

**Surrounding Zoning(s):**

**North:** N/A

**South:** Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”) and A-1, Agricultural District

**East:** Griffin Road Corridor, Gateway West – Zone 1

**West:** Griffin Road Corridor, Intersection Commercial Nodes (“Nodes”)

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## Zoning History

### **Related Zoning History:**

Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Intersection Commercial Nodes (“University Drive Node”) on February 2, 2000.

### **Concurrent Request on same property:**

*Flex Application* (FX 9-1-05), The petitioner requests the approval of the Flexibility Rule allocating seventy-eight (78) residential reserve units within Flexibility Zone 102.

*Plat Application* (P 9-1-05), the petitioner requests plat approval to allow 78 town home units and approximately 20,000 square feet of commercial use on the subject site.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-32.303(E))*, Intersection Commercial Nodes (Nodes), within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map. (1) University Drive Node: Located between University Drive and SW 76 Avenue within the West Gateway Zone.

*Land Development Code Section (12-32.310)*, front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

*Land Development Code (Section 12-32.305)*, Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

*Land Development Code, (Section 12-208(A)(8))*, Requirements for off-street parking, One and one-half (1 1/2) spaces for one (1) bedroom unit; two (2) spaces for two (2) bedroom units; and two and one-half (2 1/2) spaces for three (3) bedrooms or more; plus one (1) guest space for each ten (10) units or part thereof; except as otherwise provided in section 12-82.

*Land Development Code (Section 12-392)*, parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is ten (10) feet by eighteen (18) feet with twenty-five (25) percent of the total parking stall number may be compact spaces.

*Land Development Code (Section 12-32.313)*, Power lines, lighting, All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

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## Comprehensive Plan Considerations

### **Planning Area:**

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 102.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 7-1:* The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 18: Mixed Use Development:* The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

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## Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 16.011 acres in size and is located on the south side of Griffin Road between Southwest 76<sup>th</sup> and 78<sup>th</sup> Avenue. The subject site consists of an existing commercial building, two (2) single-family residences, landscape nursery, and vacant parcels. To the north of subject site is Griffin Road, to the east is Willow Grove a mixed-use development zoned Griffin Road Corridor, Gateway West – Zone 1, to the south are single-family residences zoned Griffin Road Corridor, Intersection Commercial Node / A-1, Agricultural District, and to the west is a CVS, vacant parcel, a Midas, and a Baers Furniture zoned Griffin Road Corridor, Intersection Commercial Node.

### **Commercial Buildings:**

The petitioner is proposing two (2) two-story commercial buildings, each approximately 20,000 sq. ft. in size and located on the front (north) portion of the subject site facing Griffin Road. These two-story commercial buildings propose retail uses on the first floor and office uses on the second floor.

### **Residential Units:**

The petitioner is proposing three (3) different townhome units. The design concept of the all three (3) residential units meets the intent of the Griffin Corridor Florida Vernacular Style. The location of the townhome units are at the back (south) of the subject site. The petitioner is proposing seventy-eight (78) townhome units. Out of the proposed seventy-eight (78) townhomes, twenty-six (26) are two-bedroom units and fifty-two (52) are three-bedroom units. All units are two-stories in height.

Additionally, the petitioner's site design utilizes "Traditional Neighborhood Design" (TND) concepts to provide a pedestrian friendly environment. Pedestrian walkways are provided in front of each townhome unit which also connects to the office building and extends out to the sidewalks along Southwest 76<sup>th</sup> and 78<sup>th</sup> Avenue and Griffin Road. Twenty-two (22) foot wide grid patterned designed roads are provided throughout the mixed-use development to accommodate the vehicular traffic within the subject site.

The petitioner's site design consists of decorative pavers at the residential entrance for esthetic and traffic calming purposes. The petitioner proposes on-site 90-degree parking along the main internal drive. There is one (1) mail kiosks for residences to pickup and drop mail off. Almost directly located in the center of the subject site, the petitioner proposes recreation amenities including a pool, cabana, and tot lot.

2. *Architecture:* The petitioner's proposed architectural design theme meets the intent of the Griffin Road Corridor consisting of Florida Vernacular. The two (2) two-story office buildings incorporate Florida traditional architectural features, such as concrete flat tile roof, shutters, light gage metal canopies, outlookers, and front balconies with decorative railings. The scale and mass of the office building is carefully calculated by breaking down the facades, utilizing contrasting building materials in different sections, such as smooth and textured stucco, glass, metal/canvas canopies, and Bahaman shutters. The overhead light gage metal canopies provide pedestrian protection from the sun and rain. And to create a focal point or point of entrance, a clock tower is proposed along the rear (southern) elevation of the buildings where patrons will park their vehicles and enter. The petitioner's townhome units maintain architectural integrity of the subject site by utilizing the same designs and building materials. The front elevations consist of entrance doors and one/two car garage doors that face internal roads, while sliding glass door windows are designed into the rear elevations that face backyards.

Additionally, the petitioner proposes a segment color scheme that enforces the sense of human scale and provides visual rhythm on the facade. The color combination includes Colonial Brown, Silvered Pecan, and a Lemon Chiffon. Upon approval, the petitioner shall submit a site plan application with the required elevation sheets for code/staff review.

3. *Access and Parking:* The petitioner proposes four (4) access openings onto the subject site. Three (3) openings along the western boundary line off Southwest 78<sup>th</sup> Avenue. Two (2) of these openings are from internal roads and one (1) is through Southwest 48<sup>th</sup> Street along the southern boundary line. Additionally, there is an access opening off Griffin Road through a 50' x 124' access easement. After vehicular traffic enters the subject site off Southwest 78<sup>th</sup> Avenue and Griffin Road, it may maneuver thru two-way drive parking aisles behind the commercial buildings or thru two-way driveway aisles in front of the townhome units.

The Land Development Code requires (323) parking spaces based on square footages of the commercial buildings and the number of bedrooms in the townhomes. The petitioner is providing (402) parking spaces, including handicapped, garage, and driveway spaces.

4. *Lighting:* The lighting plan design meets Land Development Code requirements with an average maintained illumination of not less than one (1) foot-candle in the pavement areas, and not less one-half (.5) foot-candle of light measured at grade level.
5. *Signage:* Signage is not part of this Conceptual Master Site Plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* Landscape plans are not part of this Conceptual Master Site Plan application. Upon approval, the petitioner shall submit a site plan application with the required landscape plans for code/staff review.
7. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
8. *Trails:* The Wolf Lake Park Trail – This equestrian trail runs along Southwest 73<sup>rd</sup> and 76<sup>th</sup> Avenue from Griffin Road to Wolf Lake Park. The petitioner has proposed to place this trail along the eastern boundary line.
9. *Flexibility Rule:* On the Town of Davie Future Land Use Plan Map, the subject site is designate Commercial. In order for the petitioner to construct the subject site as a mixed-use development with residential uses, a request has been submitted to utilize the Flexibility Rule with the allocation seventy-eight (78) reserve units. Assignment of reserve units are subject to further rules and regulations in the Administrative Rules Document.
10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this Conceptual Mater Site Plan Application.
11. *Compatibility:* The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use development is in harmony with the existing Willow Grove development to the east and future developments along the Griffin Road.

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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process.

#### **Engineering Division:**

1. Developers along the Griffin Corridor must convert all overhead utility lines to underground. Location of FPL primary underground conduits must be shown on the site plan.
2. Provide road, sidewalk, drainage improvements and show proposed cross-section details for Southwest 78<sup>th</sup> Avenue to meet the Town Engineering Standards.
3. Show road connection from the proposed road & Southwest 78<sup>th</sup> Avenue and the future road (Southwest 48<sup>th</sup> Street) to University Drive.
4. Show sidewalk connection from internal sidewalk to the proposed sidewalk on Southwest 48<sup>th</sup> Street.
5. Provide clear traffic sight triangles at the driveway entrances in conformance with the Town of Town of Davie Code, Sec. 12-205 (6) (b) and FDOT standards.
6. Submit stormwater management calculations to show that the proposed retention area is adequate for the site.
7. Show location and proper access to trash enclosure for retail building.

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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner originally conducted meetings with the public on October 17, 2005 at the Old Davie School House and November 15, 2005 at the Town of Davie Community Room. Since that time, the petitioner conducted another meeting with the public on January 16, 2007 at the Old Davie School House. Attached is the petitioner's Citizen Participation Report.



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## Staff Analysis

The petitioner's proposed Conceptual Master Site Plan design (mixed-use development) meets the intent of the existing zoning, Griffin Road Corridor, Intersection Commercial Nodes ("Nodes"). Additionally, it is consistent with the Comprehensive Plan and Land Development Code Griffin Road Corridor as it relates to access, location, size, and use. Development of the subject site as proposed does not exceed what was anticipated along this redevelopment corridor.

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## Findings of Fact

Staff finds that petitioner's proposed Conceptual Master Site Plan is consistent with the general purpose and intent of the Griffin Road Corridor, Intersection Commercial Nodes ("Nodes"). This zoning district contains an overlay set of land development codes and design guidelines. The petitioner's Conceptual Master Site Plan proposal successfully reflects elements required by the existing design guidelines in terms of site design, circulation, setbacks and buffering, and parking requirements.

Furthermore, staff finds that the Conceptual Master Site Plan meets the intent of the Griffin Road Corridor. This Conceptual Master Site Plan will improve existing living and working environments, as well as, create a showcase corridor along Griffin Road.

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## Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

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## Site Plan Committee Recommendation

At the September 26, 2006 Site Plan Committee Meeting, Chair Breslau passed the gavel and made a motion, seconded by Mr. Engel, to approve subject to staff comments and the following additional comments: 1) regarding the bridge over the lake, the applicant will provide a detail of the bridge to add to the plans, that four column posts will be added, one in each corner of the bridge with post lighting to add lighting to the bridge, and the detail will include the stone as described at this meeting; 2) add lighting details to the plans as far as lighting fixtures for the community which had not been provided at this meeting; 3) on the office/retail/commercial building, revise the openings and roof design to increase the enclosure of both stairways and add additional Bahamas shutters for closures; 4) on the office/retail/commercial building the decorative roof brackets need to be coordinated in order to be consistent with the rendering; 5) on the residential units, correct the rendering to reflect that the doors on the street side near the garages are to match the plans which show the door in front and not on the side; 6) add a crosswalk between buildings five and eight; 7) on the commercial building, create a "sign band" area for all the retail spaces which will be accomplished by raising the canopy and addressing the scoring designs to provide for that; and 8) the developer would work with staff to come up with a development agreement similar to Willow Grove as to the timing and completion of the commercial structure. **(Motion carried 3-0, Mr. Aucamp and Ms. Aitken were absent)**

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### Town Council Action

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### Exhibits

1. Justification Letter
  2. 1,000' Mail out Radius Map
  3. Property Owners within 1,000' of the Subject Site
  4. Public Participation Notice (Originally and New)
  5. Public Participation Sign-in Sheet
  6. Public Participation Summaries
  7. Public Participation Report
  8. Future Land Use Plan Map
  9. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

*File Location: P&Z\David Abramson\Applications\MSP\_Master Site Plan\MSP\_05\MSP 9-2-05 Saddle Bridge*

## Exhibit 1 (*Justification Letter*)



Julian Bryan & Associates, Inc.  
Land Development Consultants

### **Saddle Ridge Mixed-Use Project Summary**

The proposed Saddle Ridge mixed-use project will consist of 78 Multifamily Townhouse units and approximately 20,000 square feet of Commercial use on 16.19 acres. The project is located with frontage on the South side of Griffin Road and just East of University Drive. The subject site is currently vacant apart from a dwelling and small business.

The proposed Saddle Ridge mixed-use will be master planned to insure consistency and compatibility of the residential and commercial uses proposed. The site will utilize common infrastructure incorporating both the residential and commercial phases into an integrated design.

The proposed site development plans include an extensive pedestrian walkway network which will allow residents convenient access to the adjacent commercial uses. In addition, the proposed design incorporates vehicular and pedestrian internal access onto Griffin Road. This interconnectivity will be more convenient for residents, and will also reduce the number of vehicular trips occurring on Griffin Road, SW 76<sup>th</sup> Avenue and SW 78<sup>th</sup> Avenue.

The plan incorporates design guidelines required by the Griffin Road Corridor District Plan. These include mixed use, setbacks, building heights, pedestrian, circulation, and architectural style.

C:\JBA Files\Projects\centerline\Saddle Ridge (Saddle Ridge)\project summary.09-15-05 rev 12-12-06.doc

P.O. Box 810144 • Boca Raton, Florida 33481 • 561.391.7871 • Fax.561.391.3805

Exhibit 2 (1,000' Mail out Radius Map)

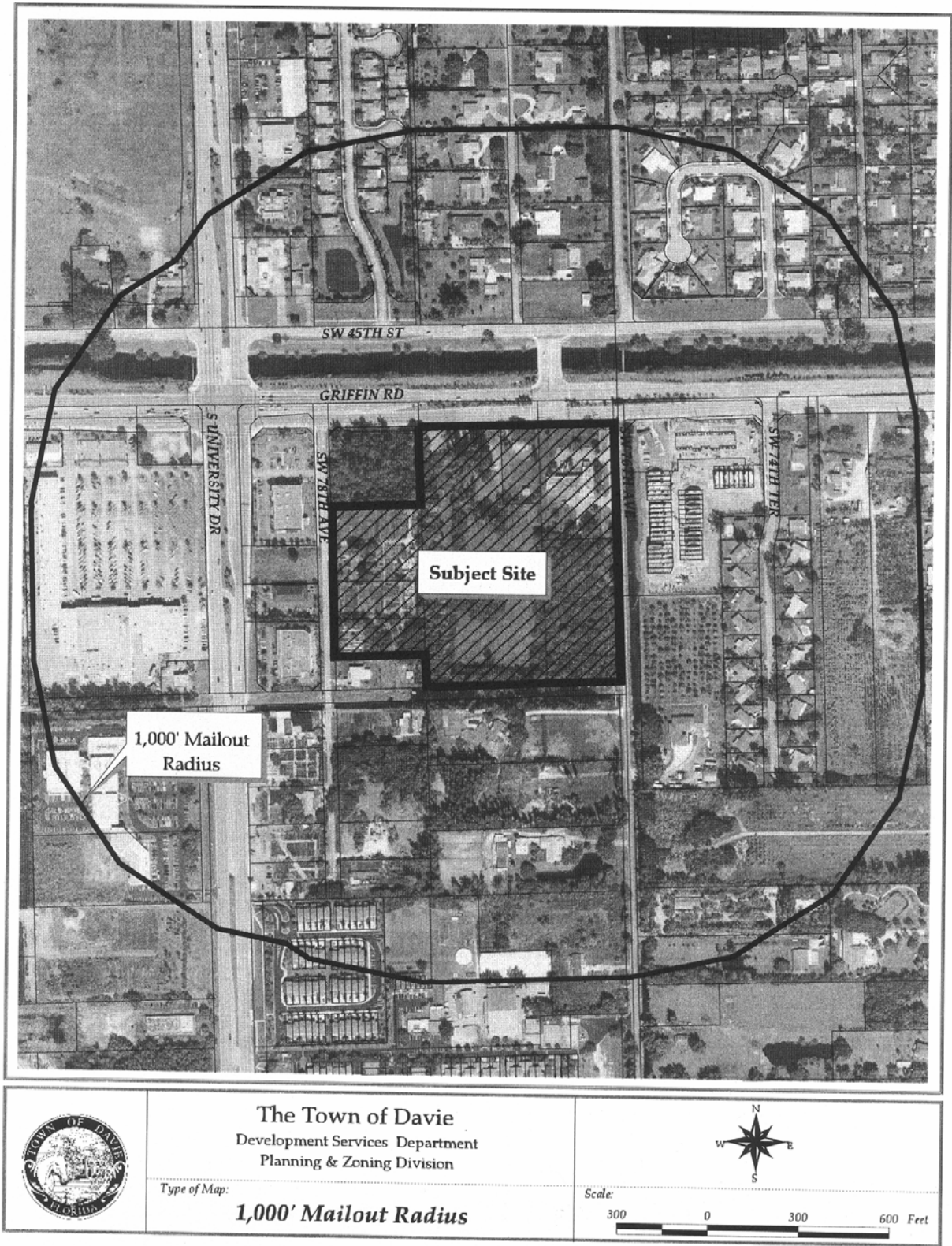


Exhibit 3 (Property Owners within 1,000' of Subject Site)

MSP 9-2-05 FX 9-1-05

| FOLIO        | NAME LINE                       | ADDRESS LI                 | ADDRESS I                    |
|--------------|---------------------------------|----------------------------|------------------------------|
| 504128070010 | 4400 SOUTH INC                  | 4400 S UNIVERSITY DR       | DAVIE FL 33328               |
| 504128150010 | 4400 SOUTH INC                  | 4400 S UNIVERSITY DR       | DAVIE FL 33328               |
| 504128010370 | ALAMO PETROLEUM CONTRACTORS INC | 4620 SW 76TH AVE           | DAVIE FL 33328-3802          |
| 504127390310 | ALFONSO, CARRIE ROSE            | 3040 SW 19 ST              | MIAMI FL 33145               |
| 504127390140 | ALL BRIGHT, ANITA L             | 4625 SW 75 WAY             | DAVIE FL 33314               |
| 504128010010 | AMOCO OIL CO                    | PO BOX 1548                | WARRENVILLE IL 60555         |
| 504127390280 | ANTIEAU, KATHY J &              | 4622 SW 75 WAY             | DAVIE FL 33314               |
| 504133110010 | ATRIUM CENTRE LLC               | 5301 N FEDERAL HWY STE 190 | BOCA RATON FL 33487          |
| 504133110020 | ATRIUM CENTRE LLC               | 5301 N FEDERAL HWY STE 190 | BOCA RATON FL 33487          |
| 504127390170 | AYALA, SANDRA                   | 4669 SW 75 WAY #103        | DAVIE FL 33314               |
| 504128340010 | B & R DEVELOPMENT I LLC         | 3649 SPANISH OAK POINT     | DAVIE FL 33328               |
| 504128180010 | BAERS FURNITURE CO INC          | 1589 NW 12TH AVE           | POMPANO BEACH FL 33069-1730  |
| 504133290190 | BAIG, FAHEEM &                  | 7722 N SOUTHWOOD CIR       | DAVIE FL 33328               |
| 504133290080 | BAILEY, VICTORIA ELIZABETH &    | 3104 WEBSTER ST            | MOUNT RAINIER MD 20712       |
| 504127140070 | BAMFORD, VALERIE R              | 4701 SW 74 TER             | DAVIE FL 33314-4129          |
| 504128240300 | BATEMAN, GORDON K & BARBARA A   | 4341 SW 78 DR              | DAVIE FL 33328               |
| 504133290140 | BATISTA, HAROLD J               | 7892 N SOUTHWOOD CIR       | DAVIE FL 33328               |
| 504133290170 | BECKRAFT, BRENT E               | 7782 N SOUTHWOOD CIR       | DAVIE FL 33328               |
| 504133290230 | BERRIGAN, NANCY                 | 7951 S SOUTHWOOD CIR       | DAVIE FL 33328               |
| 504128010215 | BP PRODUCTS NORTH AMERICA INC   | PO BOX 1548                | WARRENVILLE IL 60555         |
| 504133080980 | BRITO, JIMMY                    | 4938 S UNIVERSITY DR       | DAVIE FL 33328-3824          |
| 504128010214 | BROWARD COUNTY                  | 115 S ANDREWS AVE          | FT LAUDERDALE, FL 33301-1801 |
| 504127320100 | BUCCI, PATRICK J                | 4345 SW 74 TER             | DAVIE FL 33314               |
| 504127320180 | BUCCI, PATRICK J                | 4345 SW 74 TER             | DAVIE FL 33314-3016          |
| 504128240050 | CAMPBELL, JAY R                 | 7775 SW 43 CT              | DAVIE FL 33328-3121          |
| 504133290290 | CARMONA, JENNIFER L             | 7751 SOUTHWOOD CIR         | DAVIE FL 33328               |
| 504127320130 | CASSIDY, SHAWN M & CHERYL L     | 4420 SW 74 WAY             | DAVIE FL 33314-3020          |
| 504128010390 | CENTERLINE HOMES ENTERPRISES    | 825 CORAL RIDGE DR         | CORAL SPRINGS FL 33071       |
| 504128010371 | CENTERLINE HOMES ENTERPRISES    | 825 CORAL RIDGE DR         | CORAL SPRINGS FL 33071       |
| 504128010380 | CENTERLINE HOMES ENTERPRISES    | 825 CORAL RIDGE DR         | CORAL SPRINGS FL 33071       |
| 504127370020 | CENTERLINE OFFICE AT DAVIE LLC  | 825 CORAL RIDGE DR         | CORAL SPRINGS FL 33071       |
| 504128240320 | CENTRAL BRO WATER CONTROL DIST  | 8020 STIRLING RD           | DAVIE FL 33024-8202          |
| 504128240310 | CENTRAL BRO WATER CONTROL DIST  | 8020 STIRLING RD           | DAVIE FL 33024-8202          |
| 504127320110 | CHANCELLOR SHOPPING CTR INC     | 11601 BISCAYNE BLVD #201   | MIAMI FL 33181               |
| 504127390080 | CHIANG, WINNIE KOK-WEAY &       | 2828 POINCIANA CIR         | COOPER CITY FL 33026         |
| 504127320190 | CLOUGH, DIANE                   | 4401 SW 74 TER             | DAVIE FL 33314               |
| 504133080950 | COHEN, ADAM &                   | 4932 S UNIVERSITY DR       | DAVIE FL 33328               |
| 504127140220 | COHEN, BARRY                    | 401 MEADOW RD              | DURANGO CO 81301             |
| 504127320020 | COHEN, JARRED S                 | 4400 SW 74 TER             | DAVIE FL 33314-3046          |
| 504133290270 | COHN, ADAM D                    | 7837 S SOUTHWOOD CIR       | DAVIE FL 33328               |
| 504127140100 | COLLINS, JUDITH MADISON 1/2 INT | 4761 SW 74TH TER           | DAVIE FL 33314-4129          |

|              |                                  |                            |                          |
|--------------|----------------------------------|----------------------------|--------------------------|
| 504128010372 | COLONNADE AT UNIVERSITY LLC      | 5400 S UNIVERSITY DR #101  | FORT LAUDERDALE FL 33328 |
| 504128010174 | COSNER, J C & LINDA D            | 4451 SW 77TH AVE           | DAVIE FL 33328-3108      |
| 50413290250  | COTTOM, MICHAEL V & YOMARIE      | 7891 S SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504127320140 | D'ANDREA, CHARLES N JR           | 4400 SW 74 WAY             | DAVIE FL 33314-3020      |
| 504127390190 | DANIELLE, CATHY DAVIS &          | 4241 HENDRICKS ISLE #11    | FT LAUDERDALE FL 33301   |
| 504127390180 | DANIELS, TRAVIS                  | 4665 SW 75 WAY #104 BLDG 3 | DAVIE FL 33314           |
| 504128240030 | DANIELSON, LEE K 1/2 INT         | 4312 SW 78 DR              | DAVIE FL 33328-3112      |
| 504127020260 | DANIEL ROSA MARIA                | 4490 SW 74 AVE             | DAVIE FL 33314-3027      |
| 504127390230 | DAVIS, TREVOR &                  | 1590 SW 190 AVE            | HOLLYWOOD FL 33029       |
| 504127320060 | DEBLASIO, LUCILLE M 1/2 INT      | 7440 SW 43 CT              | DAVIE FL 33314           |
| 504133080970 | DEJACOMO, ALBERT                 | 4936 S UNIVERSITY DR       | DAVIE FL 33328-3824      |
| 504134010920 | DELUTRI, SALVATORE & MARIA ELENA | 5075 SW 73 AVE             | DAVIE FL 33314-4801      |
| 504127320010 | DEMPSEY, SCOTT ANDREW            | 4420 SW 74 TER             | DAVIE FL 33314-3046      |
| 504127390410 | DENGLER, DOUGLAS J &             | 6030 SW 8 ST               | PLANTATION FL 33317      |
| 504127140200 | DEYBACH, JOEL                    | 7124 CHESAPEAKE CIRCLE     | BOYNTON BEACH FL 33436   |
| 504127390390 | DINON, THOMAS SR &               | 7436 WILLOW GROVE PL       | DAVIE FL 33314           |
| 504128120010 | DJL GRIT LIMITED PARTNERSHIP     | 5241 PENNOCK POINT ROAD    | JUPITER FL 33458-3409    |
| 504127390290 | DURAND, JEAN AUGUSTIN &          | 4626 SW 75 WAY             | DAVIE FL 33314           |
| 504127320170 | ECCLES, FIDHA &                  | 4325 SW 74 TER             | DAVIE FL 33314-3016      |
| 504127140050 | EDWARDS, PAULINE L               | 4671 SW 74TH TER           | DAVIE FL 33314-4127      |
| 504127390350 | ELKMAN, RICHARD & CYNTHIA        | 16292 BRISTOL POINTE DR    | DELRAY BEACH FL 33446    |
| 504133290110 | ENGELMANN, ANDREW V 1/2 INT      | 7603 N SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504127390300 | ESCLASANS, SUSANA &              | 5286 SW 34 WAY             | FORT LAUDERDALE FL 33312 |
| 504128010175 | ESCOBAR, NOEL E & JOYCE E        | 4420 SW 77TH AVE           | DAVIE FL 33328-3109      |
| 504127140190 | ESTRADA, ROBERT M                | 4640 SW 74TH TER           | DAVIE FL 33314-4128      |
| 504127390050 | FAVEROLA, GABRIELA G &           | 8325 S LAKE FOREST DR      | DAVIE FL 33328           |
| 504127320070 | FERRIGNO, RONALD                 | 7450 SW 43 CT              | DAVIE FL 33314-3022      |
| 504127390130 | FLORENO, MICHAEL J               | 9010 SW 53 ST              | COOPER CITY FL 33328     |
| 504133290210 | GAMBA, JESUS M 1/2 INT EA        | 7662 N SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504133290020 | GAO, HANG                        | 7923 N SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504127390370 | GARAY, MARY A                    | 11054 ROSE HILL DR         | CLERMONT FL 34711        |
| 504133290100 | GETEJANC, MARJA                  | 7633 N SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504133290280 | GLASSMAN, CHAD B                 | 7781 S SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504127140020 | GLENN, RONALD E                  | 4621 SW 74TH TER           | DAVIE FL 33314-4127      |
| 504128010173 | GOODE, ROBERT L & YVETTE         | 4450 SW 77TH AVE           | DAVIE FL 33328-3109      |
| 504127390160 | GRIFFITH, VICKI                  | 4673 SW 75 WAY             | DAVIE FL 33314           |
| 504127390100 | HARALA, MARY ALEXANDRA &         | 10605 OLD HAMMOCK WAY      | WELLINGTON FL 33414      |
| 504127390270 | HARRINGTON, SCOTT &              | 4618 SW 75 WAY             | DAVIE FL 33314           |
| 504127320160 | HASAN, RAMESEY & RHONDA MONTOYA  | 7455 SW 43 CT              | DAVIE FL 33314           |
| 504133290070 | HERNANDEZ, ISRAEL 1/2 INT EA     | 7723 N SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504133290320 | HURTADO, SHEELA L                | 7661 S SOUTHWOOD CIR       | DAVIE FL 33328           |
| 504128240260 | ILLES, MICHAEL                   | 4301 SW 78TH DR            | DAVIE FL 33328-3127      |

|              |                                   |                          |                          |
|--------------|-----------------------------------|--------------------------|--------------------------|
| 504127140090 | JAMES,FREDERICK                   | 4741 SW 74 TER           | DAVIE FL 33314-4129      |
| 504127390330 | JENKINS,BRAD                      | 4642 SW 75 WAY           | DAVIE FL 33314           |
| 504133290200 | JOEL,TERRANCE A                   | 2100 FOREST LAKE PL      | MARTINEZ CA 94553        |
| 504128010191 | JOHNSON,JULIAN R                  | 4400 SW 77TH AVE         | DAVIE FL 33328-3109      |
| 504127390420 | K2 PROPERTIES LLC                 | 5008 NW 119 TER          | CORAL SPRINGS FL 33076   |
| 504127140140 | KATZ,DANIEL &                     | 4740 SW 74 TER           | DAVIE FL 33314-4130      |
| 504127390020 | KAUFMAN,GARY &                    | 10707 SW 51 ST           | DAVIE FL 33328           |
| 504127390060 | KHOURY,HOWAYDA & SAMER A          | 4754 HIBBS GROVE TER     | COOPER CITY FL 33330     |
| 504127390070 | KNIES,TODD J & ADRIANA            | 11500 NW 8 ST            | PLANTATION FL 33325      |
| 504127390400 | LAING,CAROLYN &                   | 7440 SW 75 WAY           | DAVIE FL 33328           |
| 504133290090 | LAPAGLIA,JERMEY & MORENA A        | 7663 N SOUTHWOOD CIR     | DAVIE FL 33328           |
| 504127390150 | LASTRIN,INVESTMENTS INC           | 3778 BENEVA OAKS BLVD    | SARASOTA FL 34238        |
| 504133010048 | LAWSON,CHRISTOPHER                | 130 S BEL AIRE DR        | PLANTATION FL 33317      |
| 504133010044 | LAWSON,CHRISTOPHER J & DEBRA J &  | 130 S BEL AIRE DR        | PLANTATION FL 33317      |
| 504128010171 | LONG,DAVID F & KATHY L            | 4391 SW 77TH AVE         | DAVIE FL 33328-3113      |
| 504133010045 | LOPEZ,WILLIAM                     | 4700 SW 78 AVE           | DAVIE FL 33328-3827      |
| 504133290180 | LORENTE,JAVIER A 1/2 INT          | 7752 N SOUTHWOOD CIR     | DAVIE FL 33328           |
| 504127320150 | LUCCANTHONY M & VICKY             | 4340 SW 74 WAY           | DAVIE FL 33314-3021      |
| 504127140030 | LYDEN,HELEN REV TR                | 4641 SW 74 TER           | DAVIE FL 33314-4127      |
| 504127140170 | MAAYA,ARMSEY E & MISTY L          | 4680 SW 74TH TER         | DAVIE FL 33314-4128      |
| 504133010046 | MAC DONALD,SETH & ANDREA          | 200 BAYBERRY DR          | PLANTATION FL 33317      |
| 504133290030 | MALTESE,HARRY GASP                | 7893 N SOUTHWOOD CIR     | DAVIE FL 33328           |
| 504128330011 | MARGOLIS,DAVID TR & RADIN,FREDIDA | 141 NW 20 ST SUITE G-122 | BOCA RATON FL 33431-7947 |
| 504134010921 | MARINO,KENNETH J                  | 5070 SW 76TH AVE         | DAVIE FL 33328-4602      |
| 504128240040 | MARTINEZ,DOLORES                  | 7776 SW 43 CT            | DAVIE FL 33328-3121      |
| 504127390220 | MARTINEZ,LUIS R                   | 4654 SW 75 WAY           | DAVIE FL 33314           |
| 504127390340 | MASSRE,MORRIS &                   | 2222 NW 129 AVE          | PEMBROKE PINES FL 33028  |
| 504127320080 | MASTRODICASA,BRUNO & DELIA        | 7460 SW 43RD CT          | DAVIE FL 33314-3022      |
| 504127010810 | MC HUGH,JOSEPH M                  | 7550 GRIFFIN RD          | DAVIE FL 33314-4138      |
| 504133290150 | MC MULLEN,DONNA                   | 7862 N SOUTHWOOD CIR     | DAVIE FL 33328           |
| 504127390040 | MCCARTHY,TIM                      | 4609 SW 75 WAY           | DAVIE FL 33314           |
| 504133290200 | MCSHANE,SCOTT                     | 7692 N SOUTHWOOD CIR     | DAVIE FL 33328           |
| 504127390120 | MEJIA,JUAN                        | 4633 SW 75 WAY           | DAVIE FL 33314           |
| 504127020040 | MIZE,ROBIN                        | 4341 SW 74 AVE           | DAVIE FL 33314-3043      |
| 504128170010 | MOBIL OIL CORP                    | PO BOX 4973              | HOUSTON TX 77210         |
| 504127320200 | MOORE,JOSEPH JAY III & KATHERINE  | 4425 SW 74TH TER         | DAVIE FL 33314-3047      |
| 504128240010 | MORALES,CARLOS & MIRNA            | 4332 SW 78 DR            | DAVIE FL 33314           |
| 504128010193 | MORANO,ELAINE &                   | 4351 SW 77 AVE           | DAVIE FL 33328           |
| 504127390011 | MORGENSTEIN,VLADIMIR & IRINA      | 10885 LA SALINAS CIR     | BOCA RATON FL 33314      |
| 504133290260 | MUNOZ,PORFIRIO D 1/2 INT          | 7861 S SOUTHWOOD CIR     | DAVIE FL 33328           |
| 504128240270 | MURRAY,JAMES A                    | 4311 SW 78 DR            | DAVIE FL 33328-3127      |
| 504133290310 | NABIZADEH,ARASTOOT & ZAHRA P      | 13930 MANDRIN OAKS       | JACKSONVILLE FL 32223    |

|              |                                   |                              |                               |
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| 504127010770 | NAPOLITANO,ANGELO TR              | 1521 N W 165 ST              | MIAMI FL 33169-5642           |
| 504127010780 | NAPOLITANO,ANGELO TR              | 1521 N W 165 ST              | MIAMI FL 33169-5642           |
| 504127010800 | NAPOLITANO,ANGELO TR              | 1521 N W 165 ST              | MIAMI FL 33169-5642           |
| 504133010142 | NAUGLES NURSERY INC               | 5001 SW 82ND AVE             | DAVIE FL 33328-4414           |
| 504133010041 | NELSON D M & MARY M               | 2819 LORCOM LN               | ARLINGTON VA 22207-4943       |
| 504127390090 | NELSON, GLADYS                    | 4645 SW 75 WAY               | DAVIE FL 33314                |
| 504133080940 | OJEDA, EILEEN                     | 4930 S UNIVERSITY DR         | DAVIE FL 33328                |
| 504127140040 | OLEARY-SPTTZER, MARY 1/2 INT EA   | 4651 SW 74 TER               | DAVIE FL 33314-4127           |
| 504128010172 | OSCEOLA, JOE DAN & VIRGINIA       | 4431 SW 77 AVE               | DAVIE FL 33328-3108           |
| 504133290130 | OWEN, DEVON M 1/2 INT EA          | 7922 N SOUTHWOOD CIR         | DAVIE FL 33328                |
| 504127390260 | OWEN, LINDA                       | 4670 SW 75 WAY               | DAVIE FL 33314                |
| 504127320040 | PAGLIARULO, JOSEPH J TR           | 4320 SW 74 TER               | DAVIE FL 33314                |
| 504127140080 | PALM, RONALD                      | 4721 SW 74 TER               | DAVIE FL 33314-4129           |
| 504133290240 | PARKER, ANDREW A                  | 7921 S SOUTHWOOD CIR         | DAVIE FL 33328                |
| 504127140180 | PARMA, GANGA & DEORANIE           | 4660 SW 74 TER               | DAVIE FL 33314-4128           |
| 504127010791 | PEARSON, DELORIS LEE TR           | 7410 GRIFFIN RD              | DAVIE FL 33314-4136           |
| 504133010042 | PELICAN SHOPS AT DAVIE LLC        | 7600 RED ROAD #300           | MIAMI FL 33143                |
| 504133010043 | PELICAN SHOPS AT DAVIE LLC        | 7600 RED ROAD #300           | MIAMI FL 33143                |
| 504133080960 | PEREZ, JOSE R                     | 4934 S UNIVERSITY DR         | DAVIE FL 33328                |
| 504127010811 | PLYMOUTH PARK TAX SERV LLC        | PO BOX 2288                  | MORRISTOWN NJ 07962-2288      |
| 504133290500 | POINCIANA'S SOUTHWOOD INC         | 2421 SW 127 AVE              | DAVIE FL 33325                |
| 504133010010 | POY-WING, CELINA                  | 4841 SW 76TH AVE             | DAVIE FL 33328-3805           |
| 504133010020 | POY-WING, CELINA REV TR           | 4821 SW 76TH AVE             | DAVIE FL 33328-3805           |
| 504127140160 | QUEVEDO, HECTOR JR &              | 4700 SW 74 TER               | DAVIE FL 33314                |
| 504133290011 | RAGUSA, SALVATORE &               | 7953 N SOUTHWOOD CIR         | DAVIE FL 33328                |
| 504128240290 | RAMIREZ, NANCY STELLA             | 4331 SW 78 DR                | DAVIE FL 33314                |
| 504133080990 | REED, HJ                          | 4940 S UNIVERSITY DR         | DAVIE FL 33328-3824           |
| 504127390030 | REGAL, CATHERINE &                | 4613 SW 75 WAY               | DAVIE FL 33314                |
| 504127020020 | RODERMICK, WILLIAM P & GLENDA L   | 4491 SW 74TH AVE             | DAVIE FL 33314-3026           |
| 504127140110 | ROGERS, RALPH L & MICHELLE K      | 4781 SW 74 TER               | DAVIE FL 33314-4129           |
| 504128010369 | ROSS, RICHARD &                   | 4690 SW 78 AVE               | DAVIE FL 33314                |
| 504127010814 | SACCUOLLO, JAMES & LENORE         | 4611 S UNIVERSITY DR PMB 443 | DAVIE FL 33328                |
| 504133081000 | SADDLE UP TOWNHOMES ASSN INC      | 11077 BISCAYNE BLVD PH SUITE | MIAMI FL 33161                |
| 504133080010 | SADDLE UP TOWNHOMES ASSN INC      | 11077 BISCAYNE BLVD PH SUITE | MIAMI FL 33161                |
| 504133010151 | SAFIN, NEZAMODEEN                 | 5100 SW 76 AVE               | DAVIE FL 33328-4604           |
| 504128240020 | SALINAS, HILDA &                  | 4322 SW 78TH DR              | DAVIE FL 33328-3112           |
| 504128240280 | SANCHEZ, AIDA I                   | 4321 SW 78 DR                | DAVIE FL 33328-3127           |
| 504127390360 | SANCHEZ, DOMINGO                  | 7424 WILLOW GROVE PL         | DAVIE FL 33314                |
| 504134010930 | SCHICK, MARIE PENELOPE REV LIV TR | 4901 SW 73 AVE               | DAVIE FL 33314                |
| 504127390380 | SCHMIDT, CARLOS G &               | 19347 S WHITEWATER AVE       | WESTON FL 33332               |
| 504128010361 | SCOTT, CHRISTOPHER H              | 4640 SW 78TH AVE             | DAVIE FL 33328-3825           |
| 504133010040 | SIMS, STEPHEN C & BARBARA H       | 1681 NW 99TH AVE             | FORT LAUDERDALE FL 33322-4253 |



|              |                                 |                        |                             |
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| 504133010049 | SIMS,STEPHEN CHARLES & BARBARA  | 4721 SW 78TH AVE       | DAVIE FL 33328-3815         |
| 504134010923 | SKYDELL,JEFFREY B &             | 5060 SW 76TH AVE       | DAVIE FL 33328-4602         |
| 504127390710 | SKYDELL,JEFFREY B &             | 5060 SW 76 AVE         | DAVIE FL 33328              |
| 504127140060 | SMITH,PAUL & ZELMA LE           | 4691 SW 74TH TER       | DAVIE FL 33314-4127         |
| 504127020250 | SNYDER,BETH LYNN                | 4410 SW 74 AVE         | DAVIE FL 33314-3027         |
| 504128010213 | SNYDER,WILLIAM A & CHLOE K      | 7931 ORANGE DR         | DAVIE FL 33328-3011         |
| 504127140120 | SORGE,JONATHAN I & SALVATRICE S | 4780 SW 74 TER         | DAVIE FL 33314-4130         |
| 504127140210 | SPIECE,ROBERT R JR              | 4641 SW 74 TER         | DAVIE FL 33314-4132         |
| 504127140010 | SPIECE,ROBERT R JR              | 4641 SW 74 TER         | DAVIE FL 33314              |
| 504133010030 | SPIVAK,MERRILL M & PHYLLIS      | 4975 SW 76 AVE         | DAVIE FL 33328-3807         |
| 504127010813 | STATE OF FLORIDA DOT            | 3400 W COMMERCIAL BLVD | FT LAUDERDALE FL 33309-3421 |
| 504128010366 | STATE OF FLORIDA DOT            | 3400 W COMMERCIAL BLVD | FT LAUDERDALE FL 33309-3421 |
| 504133290060 | SUAREZ,GEORGE E & ANNE E        | 7753 N SOUTHWOOD CIR   | DAVIE FL 33328              |
| 504133290120 | SUSI,CANDEE C 1/2 INT EA        | 7952 N SOUTHWOOD CIR   | DAVIE FL 33328              |
| 504128300010 | SUTTON,ELLIOTT & SUTTON,IRVING  | PO BOX 4900            | SCOTTSDALE AZ 85261-4900    |
| 504127390200 | TAFUR,JAVIER M &                | 4657 SW 75 WAY         | DAVIE FL 33314              |
| 504133290050 | TAGHIKHANI,MAJID 1/2 INT EA     | 7833 N SOUTHWOOD CIR   | DAVIE FL 33328              |
| 504127390250 | THE ASHLEY GROUP LLC            | 10051 NW 3 ST          | DAVIE FL 33324              |
| 504128010360 | THE PRUDENTIAL INSURANCE        | 2 RAVINIA DR STE 1400  | ATLANTA GA 30346            |
| 504128010353 | THE PRUDENTIAL INSURANCE        | 2 RAVINIA DR STE 1400  | ATLANTA GA 30346            |
| 504128010354 | THE PRUDENTIAL INSURANCE        | 2 RAVINIA DR STE 1400  | ATLANTA GA 30346            |
| 504127140130 | THEODOSIOU,SUSAN                | 4760 SW 74 TER         | DAVIE FL 33314-4130         |
| 504133290160 | THORPE,RICKY V                  | 7832 N SOUTHWOOD CIR   | DAVIE FL 33328              |
| 504127020021 | TOWN OF DAVIE                   | 6991 SW 45 ST          | DAVIE FL 33314-3348         |
| 504133010047 | TOWN OF DAVIE                   | 6991 ORANGE DR         | DAVIE FL 33314              |
| 504127320120 | VARELA,MARDIN &                 | 4401 SW 74 WAY         | DAVIE FL 33314-3048         |
| 504128010180 | VAVREK,MICHAEL J & REBECCA L    | 4401 SW 77 AVE         | DAVIE FL 33328-3108         |
| 504127320030 | VILARINO,NILDA &                | 4340 SW 74 TER         | DAVIE FL 33314-3000         |
| 504127020012 | VONGUNTEN,RICHARD & MALA        | 7415-7417 ORANGE DR    | DAVIE FL 33314              |
| 504127020010 | WALDFOGEL,SIDNEY                | 7401 ORANGE DR         | DAVIE FL 33314-3017         |
| 504127140150 | WALKE,WILLIAM & JENNIFER        | 4720 SW 74 TER         | DAVIE FL 33314-4130         |
| 504127390320 | WARREN,WILLIAM BRIAN LIV TR     | 2114 CLUB VISTA PLACE  | LOUISVILLE KY 40245         |
| 504127390210 | WAUNSCH,JOHN & ROBIN            | 4650 SW 75 WAY         | DAVIE FL 33314              |
| 504128010367 | WEBB NURSERY INC                | 4640 SW 78TH AVE       | DAVIE FL 33328-3825         |
| 504128010368 | WEBB NURSERY INC                | 4640 SW 78TH AVE       | DAVIE FL 33328-3825         |
| 504127390010 | WILLOW GROVE H O A              | 825 CORAL RIDGE DR     | CORAL SPRINGS FL 33071      |
| 504127320090 | WOLFSON,ELLEN                   | 4301 SW 74 WAY         | DAVIE FL 33314-3018         |
| 504127020030 | WYNN,ROBET E                    | 4401 SW 74 AVE         | DAVIE FL 33314              |
| 504127390240 | YEE,LINDA CHIN                  | 4662 SW 75 WAY         | DAVIE FL 33314              |
| 504133290040 | ZELL,STEPHANIE ANN              | 7863 N SOUTHWOOD CIR   | DAVIE FL 33328              |

**Exhibit 4 (Original Public Participation Notice)**



Julian Bryan & Associates, Inc.  
Land Development Consultants

**MEETING NOTICE**

504127390010

CENTERLINE HOMES AT DAVIE LLC

825 CORAL RIDGE DR

CORAL SPRINGS FL 33071

October 5, 2005

**Re: Citizen Participation Plan Meeting for Centerline Homes**

**Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between University Drive and Davie Road. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

**First Citizen Participation Meeting:**

Date: Oct. 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie House, 6650 Griffin Road Davie, FL

\\jba02\c\JBA files\Projects\centerline\Saddle Ridge\Page 1 Meeting Notice for 1st Public Participation Meeting final for 10-17-05 mtg.doc

P.O. Box 810144 • Boca Raton, Florida 33481 • 561.391.7871 • Fax.561.391.3805



Julian Bryan & Associates, Inc.  
Land Development Consultants

**MEETING NOTICE**

504127390010

CENTERLINE HOMES AT DAVIE LLC  
825 CORAL RIDGE DR  
CORAL SPRINGS FL 33071

October 20, 2005

**Re: Citizen Participation Plan Meeting #2 for Centerline Homes**  
**Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05**

Dear Neighbor:

This letter is to invite you to a second citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between S.W. 76<sup>th</sup> Avenue and S.W. 78<sup>th</sup> Avenue. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

**Second Citizen Participation Meeting:**

**Date: Nov. 15, 2005**  
**Time: 6:30pm-8:00pm**  
**Location: Town Hall**  
**6591 Orange Drive, Davie FL 33314**

\\lba02\c\JBA files\Projects\centerline\Saddle Ridge\Page 1 Meeting Notice for 1st Public Participation Meeting final for 10-17-05 mlg.doc

P.O. Box 810144 • Boca Raton, Florida 33481 • 561.391.7871 • Fax.561.391.3805

## Exhibit 4 (New Public Participation Notice)

### **MEETING NOTICE**

December 30, 2006

**Re: Follow-up Citizen Participation Plan Meeting for Centerline Homes**

**Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05**

Dear Neighbor:

This letter is to invite you to a follow-up citizen participation meeting for the Saddle Bridge Mixed-Use Development being proposed by Centerline Homes. The project site is 16.19 acres and generally located on the south side of Griffin Road between University Drive and Davie Road. The meeting will be held at the following time and location:

**Date: January 16, 2007**

**Time: 6:30PM-8:30PM**

**Location: The Old Davie Schoolhouse, 6650 Griffin Road Davie, FL**

The original plan presented in 2005 at the first public participation meetings for this project proposed 109 three-story townhouse units and 10,200 square feet of commercial use. In response to public comment, the plan was later modified to propose 99 two and three-story townhomes along with 20,000 square feet of commercial use. At this time, following several meetings with Town staff and the Town's Planning & Zoning Board and Town Council, Centerline is proposing a substantially revised site plan that includes 78 two-story townhomes and 40,000 square feet of office use. A copy of the proposed site plan is attached for your review.

In association with the proposed development, Centerline has submitted the following applications to the Town: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05) and plat (P 9-1-05).

If you wish to submit written comments, please send them to:

**Scott Backman, Centerline Homes, 825 Coral Ridge Drive, Coral Springs, FL 33071**

**954-344-8040**

In addition, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

Scott Backman

Director of Acquisitions and Entitlement

**(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)**



**Exhibit 5 (*Public Participation Sign-In Sheet*)**

**SIGN IN SHEET**

**PUBLIC PARTICIPATION MEETING I**

[October 17, 2005]

| <u>Name</u>             | <u>Address</u>   | <u>Phone No.</u> |
|-------------------------|------------------|------------------|
| Deloris Pearson         | 7410 Griffin Rd. | (954)583-1893    |
| Laura Pearson           | 7410 Griffin Rd. | (954)583-1893    |
| Susan Theodosiou        | 4760 SW 74 Terr. | (954)540-2690    |
| Valerie Bamford         | 4701 SW 74 Terr. | (954)605-8242    |
| Jamie & Lenore Saccullo | 4800 SW 76 Ave.  | (954)252-1433    |
| Joseph Cosner           | 4951 SW 77 Ave.  | (954)475-1567    |
| Helen Lyden             | 4641 SW 74 Terr. | (954)587-1116    |
| Robert Spiece           | 4610 SW 74 Terr. | (954)881-0782    |
| Mayor Tom Truex         | 4740 SW 72 Ave.  | (954)792-6800    |

**SIGN IN SHEET**

**PUBLIC PARTICIPATION MEETING II**

[November 15, 2005]

| <u>Name</u>             | <u>Address</u>   | <u>Phone No.</u> |
|-------------------------|------------------|------------------|
| Laura Pearson           | 7410 Griffin Rd. | (954)583-1893    |
| Susan Theodosiou        | 4760 SW 74 Terr. | (954)540-2690    |
| Valerie Bamford         | 4701 SW 74 Terr. | (954)605-8242    |
| Jamie & Lenore Saccullo | 4800 SW 76 Ave.  | (954)252-1433    |

## Exhibit 6 (*Public Participation Summaries*)

### **SUMMARY OF DISCUSSION**

#### **PUBLIC PARTICIPATION MEETING I**

[October 17, 2005]

1. Introduction by Nick Gluckman of Centerline Homes
  - a) Explanation of Centerline Homes
    - Involved and interested developer.
    - Stays in touch with the community throughout the development process from acquisitions through entitlements, construction and turnover.
    - Development single-family, multi-family and commercial communities statewide.
  - b) Entitled and constructed Willow Grove to the east
  - c) Intent on working with staff to enhance development of the Griffin Road Corridor
2. Presentation of Site Plan by Julian Bryan
  - a) General Description of Property
    - Project will be known as "Saddle Bridge"
    - Located on the south side of Griffin Road between S.W. 76<sup>th</sup> Avenue and S.W. 78<sup>th</sup> Avenue.
    - Site is approximately 16 acres
  - b) Site Design
    - Planned for 109 townhouse units and 10,000 square feet of commercial along Griffin Road
    - Primary access on Griffin Road (shared with commercial plan proposed for the corner of Griffin Road and S.W. 78<sup>th</sup> Avenue)
    - Four additional secondary access points on S.W. 76<sup>th</sup> Avenue and S.W. 78<sup>th</sup> Avenue.
    - Designed to keep pedestrian and vehicular activity interior to the site with minimal impact on surrounding neighborhood.
    - Resident parking in garages and on driveway along perimeter of site with parallel guest parking spaces on internal drives.
    - Lake provided as scenic open space along Griffin Road
    - Recreation amenities centralized on site in an effort to minimize impacts on surrounding neighborhood.



- Landscape buffer along Griffin Road in accordance with Griffin Road Corridor regulations.

c) Product

- Building layout designed to promote courtyards for community interaction.
- Provide a “front yard feel” for residents of Saddle Bridge.
- 99 townhomes with garage
- 10 townhomes located above commercial/retail (no garages)
- Two and Three Story Townhouse units

3. Questions, Comments and Discussion

Q: What does the rear/garage elevation facing 76<sup>th</sup> and 78<sup>th</sup> look like?

A: Centerline will provide a color rendering of the rear elevation at the second public participation meeting.

Q: What is the height and density of the landscape buffer on 76<sup>th</sup> and 78<sup>th</sup>?

A: Complete design of these buffers has yet to be determined. The buffers will, at a minimum, comply with the Town Code and Griffin Corridor regulations.

Q: What type of retail uses are anticipated for the retail building?

A: The uses have yet to be determined, but will be limited to whatever is permitted in the zoning district by the Town Code.

Q: Is a right turn lane required off Griffin into the site?

A: Yes.

Q: Coming from the east, can you make a left from Griffin into the site?

A: No. You will have to make a U-Turn at University Drive.

Q: What properties encompass the site?

A: Webb Nursery, Alamo Petroleum and Ostrander.

Q: Do we really need so many access points along 76<sup>th</sup> and 78<sup>th</sup>?

A: The access was included through several meetings with Town staff. We will talk with staff about eliminating some of the access points if possible.

Q: Will 76<sup>th</sup> be widened during the development process (the neighbors did not want to see 76<sup>th</sup> widened)?

A: We do not have any plans for widening 76<sup>th</sup>, but will likely be required to realign 76<sup>th</sup> at the Griffin Rd. intersection.

Q: How can we minimize traffic on 76<sup>th</sup>?

A: We will work with staff regarding eliminating some of the access to the site from 76<sup>th</sup>.

Comment: Some of the residents did not see the sense in connecting to 76<sup>th</sup> and 78<sup>th</sup>. In their opinion, there was nowhere for the residents to go other than back to Griffin Road.

Q: Can we remove all access on 76<sup>th</sup>? At a minimum, can we have only once access point used solely for either ingress or egress, but not both?

A: We will talk with staff and have some answer prior to the second meeting.

Comment: 109 townhomes will have a minimal impact on traffic in the area. At most, it will only impact the area during AM and PM peak hours.

Q: What improvements will be made to 76<sup>th</sup> Avenue?

A: At a minimum, we will be realigning 76<sup>th</sup> at the Griffin Rd. intersection. The Town engineer may require additional improvements.

Q: Is it better to leave 76<sup>th</sup> Avenue unimproved in order to calm traffic?

A: We will work with the Town Engineer to determine what improvements make the most sense.

Q: Please explain the guest parking layout for the site?

A: There will be parallel parking for guests located on the interior drives. Sidewalks for pedestrian circulation are located throughout the site. Overflow parking at the commercial building.

Q: Can guests park along 76<sup>th</sup> or 78<sup>th</sup>?

A: No.

Q: Do we have a rear elevation showing the garage view?

A: We will bring a colored rendering to the second meeting.

Q: Can we make the southeast corner units 2-stories?

A: The landscaping located along this portion of the site should be more than sufficient to shield the impacts of the units.

Q: How bright will lighting be for the site (Willow Grove is too bright)?

A: We will look at Willow Grove and make improvements to the existing lighting. Lighting for this site will comply with the Town Code. We will certainly consider shading the lights and enhancing landscaping in order to minimize lighting impacts.

Q: Why is there only 10,000 SF of commercial?

A: We will look into including additional commercial along Griffin Road.

Q: What is the starting price range for these units?

A: Starting in the low to mid \$300K

Q: What is the size ranges for these units?

A: 1100 SF to 1800 SF

Comment: There are fewer residents living on 78<sup>th</sup>, so additional access points make sense on this street.

Q: Will the architectural style of our buildings match the commercial site on the corner of 78<sup>th</sup> and Griffin Rd.?

A: We will work with Town staff to coordinate the architectural style of the building between the commercial site on the corner and the adjacent Willow Grove project.

Q: Are we willing to install crosswalks at the intersections of 74<sup>th</sup>, 76<sup>th</sup> and 78<sup>th</sup>?

A: We would certainly entertain making these improvements if it was the Town's desire.

Q: What type of landscape buffer will be installed along 76<sup>th</sup>?

A: We have yet to determine the full scope of this buffer. We will work with neighbors and staff to come up with a suitable compromise.

Q: Is 76<sup>th</sup> Avenue a Scenic Corridor?

A: We will research this issue and provide an answer at the second meeting.

Q: What impact will the access on 76<sup>th</sup> have on the local equestrians?

A: We do not believe the increased traffic will impact the manner in which 76<sup>th</sup> is currently utilized.

## **SUMMARY OF DISCUSSION**

### **PUBLIC PARTICIPATION MEETING II**

[November 15, 2005]

1. Introduction by Nick Gluckman
2. Presentation of Site Plan by Julian Bryan
3. Site Plan Discussion
  - a) Changing Product to a similar product as Willow Grove
  - b) Lost 10 units above commercial building
  - c) Revising corner parcel to create park amenity – per staffs request
  - d) Added approx. 10,000 S.F. Commercial
  - e) Increase buffer between S.W. 76<sup>th</sup> Avenue and townhomes
  - f) Changing all internal roads to 2-way
  - g) Issue of Access to S.W. 76<sup>th</sup> Avenue
    - Centerline represented to those residents in attendance that we would be willing to give up the southernmost access point, but Town staff is still reviewing the plan.
    - Discussed use of northernmost access as ingress only versus egress only.
    - The residents in attendance were opposed to any access on 76<sup>th</sup>.
    - Valerie was concerned about the car light shining over at her house on 74<sup>th</sup> Terrace if the southern entrance was utilized.
4. The residents that live on S.W. 74<sup>th</sup> Avenue like the landscape additions made adjacent to Willow Grove.

Exhibit 7 (Public Participation Report)

September 20, 2006

David Abramson  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

**Re: Citizen Participation Plan for Saddle Bridge  
Project Nos. MSP 9-2-05 / ZB 9-1-05**

Dear David:

Please be advised that, as required by the Town of Davie Land Development Code, Chapter 12, Division 7, Centerline Homes has advertised and notified all the property owners surrounding the subject property within 1,000 feet inviting them to the following Public Participation Meetings for this project:

**First Citizen Participation Meeting:**

Date: Monday, October 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie School House, 6650 Griffin Road, Davie, FL

**Second Citizen Participation Meeting:**

Date: Tuesday, November 15, 2005

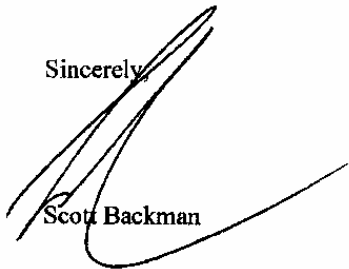
Time: 6:30pm-8:00pm

Location: Davie Town Hall Community Room, 6591 Orange Drive, Davie, FL

The main focus of the public attending these meetings centered on access to the site from S.W. 76<sup>th</sup> Avenue and traffic calming measures for S.W. 76<sup>th</sup> Avenue. Other topics of discussion included landscape buffers, building elevations and proposed commercial uses. Please see the attached summary reports for a detailed summary of the discussions held at each of the foregoing meetings.

We hope the above information provides some useful insight as to the public response to this project. If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,



Scott Backman

825 Coral Ridge Drive, Coral Springs, Florida 33071 T 954-344-8040 F 954-344-4176

**CENTERLINE**  
HOMES  
www.centerlinehomes.com

**Exhibit 8 (*Future Land Use Map*)**

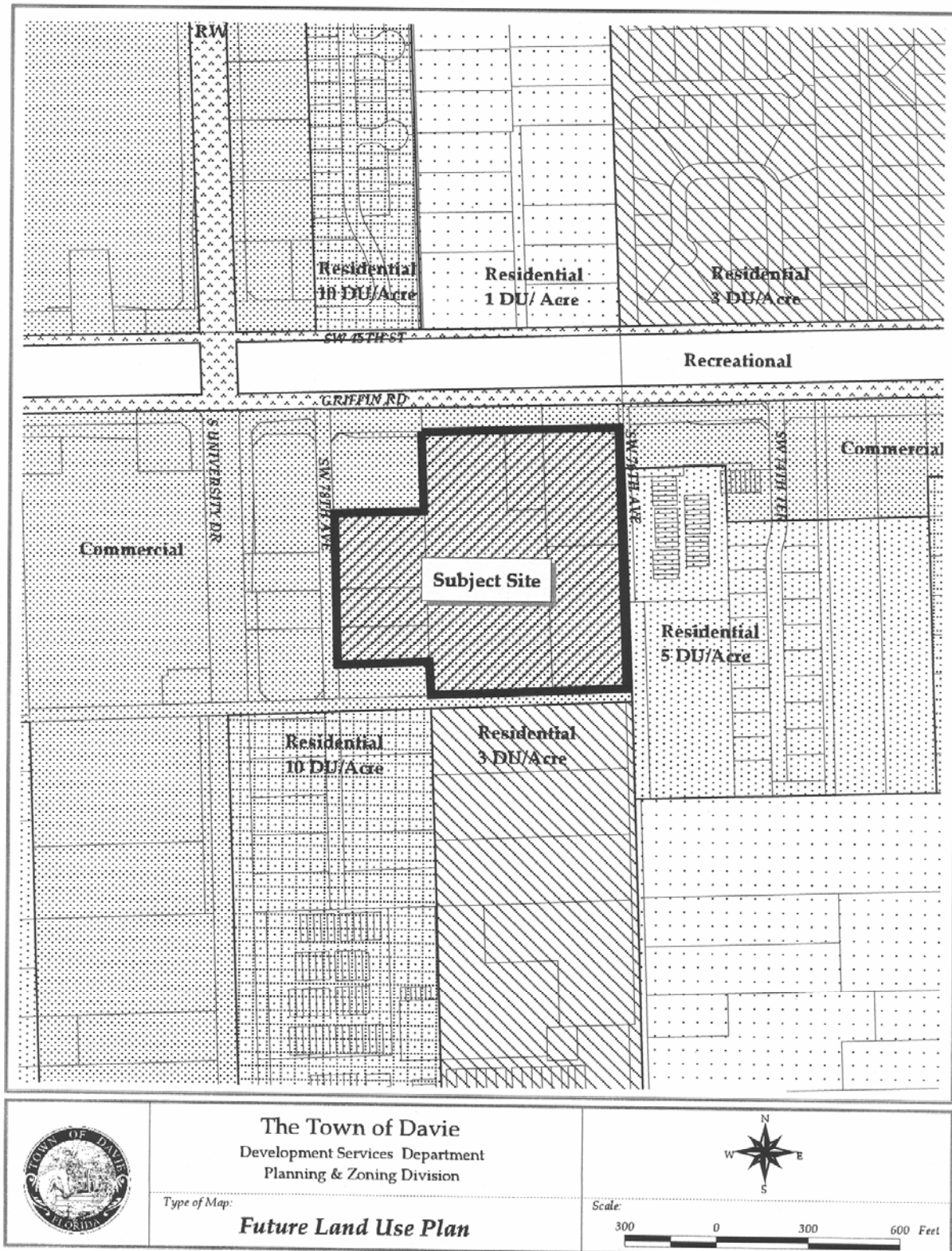


Exhibit 9 (Aerial, Zoning, and Subject Site Map)

